



ACTION AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, SEPTEMBER 5, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren, Zoning Administrator
STAFF MEMBERS: Andrew Gonzales, Ron Santos, Pamela Avila (recording secretary)
MINUTES: August 1, 2007
August 15, 2007
APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2007-025 (BACCARI & O'DOHERTY WALL AND POOL)**
APPLICANT: John Baccari & Jim O'Doherty
REQUEST: To permit the construction of a 5 ft. high block wall along the front property line in lieu of the maximum allowed wall height of 3 ft.-6 in. In addition, the request includes a determination by the Zoning Administrator to consider a pool and spa as landscaping and permit the construction of the pool and spa within the minimum 12 ft. front yard setback. The Planning Department has determined that a pool and spa are considered accessory structures and must be constructed at a minimum 12 ft. front yard setback.
LOCATION: 602 22nd Street, 92648 (northeast corner of 22nd Street and Acacia Avenue)
PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Denial based upon suggested findings.
APPROVED WITH MODIFIED FINDINGS AND CONDITIONS

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.